

**BRADFORD POINT PROPERTY OWNERS ASSOCIATION, INC.
HOMEOWNERS REFERENCE FOR SATELLITE INSTALLATION**

OBJECTIVE – The purpose of this document is to provide Bradford Point Homeowners with a user friendly reference for the installation of satellite services as well as direct contact information to your Board Project Committee, Chairperson.

OWNER SENSITIVITY TO APPEARANCE & ROOFING FAILURE – Rule 3 of the Associations Rules and Regulations require a unit owner to obtain advance written approval from the Association prior to installation of radio or television antennas or satellite receivers and related equipment. Of primary concern to the Association is the appearance of unsightly wires, potential roof leakage, an unsafe installation, and or placement of satellite receivers or antennas in areas that detract from the aesthetics of the building. We urge all owners to follow a few simple guidelines when having an approved installation performed on their unit. We stress these guidelines in order to minimize future removal and or conflicts caused by a bad installation. The Association has the right to remove any installation at the owner’s expense. Let us avoid future problems by following a few simple guidelines.

BEFORE YOUR START OR PURCHASE A HIGH DEFINITION TV: Not all Bradford Point units lend themselves to TV Satellite Reception. Satellites are usually located in the southwest, south or southeast sky low to the horizon. It depends on the service provider (Voom, Direct TV, Dish TV) to its specific location. Trees are a major factor in selection of the receiver placement. You may not find a reasonable location on your unit that will receive an adequate signal for reception. Technicians can be hired in advance to determine where the receiver can be located. However, the location may not be acceptable to the Association. Under no condition will the Association allow ground sites or cut trees (other than dead or half dead trees) to enable reception.

WHO TO CALL, WHAT TO SEND – This activity falls under jurisdiction of the Board of Directors. Please submit a “Owner’s Proposed Improvement to Limited Common Elements Form” to the Board. The Board will act upon your request as quickly as practical.

INSTALLATION GUIDELINES – The Association offers the following guidelines for a successful installation:

- 1) The preferred location of a receiver or receivers is on the chimney chase of the building. It is recommended that the owner be present for the installation. If not feasible, the owner should contact the Property Manager to supervise the installation when he is available.
- 2) Technicians will always select the least difficult installation as they are paid by the job and not by the hour. Make sure they explain all of the alternative installation sites before accepting their recommended site.

- 3) Try not to have your installation done during the winter months. The technicians will definitely not give you a fair assessment. It is also dangerous for them to be climbing on the roof with all the snow and ice.
- 4) Make sure that you inform the technician/installer or representative of Voom, Direct TV or Dish TV that a 40 foot ladder will be required on a Walkout unit. All other units can get by with a 30 foot ladder. 20 foot ladders are marginal.
- 5) Understand where the technician plans to locate the wires. The wires should be hidden out of sight or located on the edges of the roof. At no time should they be draped across the roof line or down the side of the unit in open view.
- 6) Always check with the technician, or use your common sense, so the receiver is not located in an area that will compromise the roof through water leakage or high wind conditions.
- 7) Make sure the receiver is anchored to part of the unit structure.
- 8) If the receiver can not be located on the side of the chimney chase, please submit alternate sites and they will be evaluated by the Board.
- 9) Make sure the technician adequately anchors the wires so they maintain a low profile and are not subject to wind conditions. You may bury the wires along the side of the unit under the stones. It will not hurt the cable or interfere with the signal.
- 10) No receivers will be allowed to be attached to a direct front location of any unit.
- 11) The technician should not leave behind excess wires hanging in clear view. If excess wire is required because you are not sure where you are going to locate the TV, the wire should be wrapped in a tight configuration and hidden. This should be a temporary situation with the excess wire removed after you complete the location and installation of your TV set.
- 12) Remember, heavy rain will disrupt the signal. There is nothing wrong with the installation. Have the technician spray deicer on the face of the receiver. It will minimize disruption of the signal when heavy wet snow piles up on the dish.
- 13) If unsure with the location and you are present, locate the Property Manager for his opinion. Remember, it is to your benefit to have that individual present during the installation.

Prepared by the Board of Directors, 2005
Bradford Point Property Owners Association, Inc.
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